

Economic Indicators

Loudoun County, Virginia

January 2005

	<u>Reporting Period</u>	<u>Current Period</u>	<u>Current Year-to-Date</u>	<u>Last Year-to-Date</u>	<u>Percent Change*</u>
New Residential Construction					
New Residential Units Permitted	December 2004	631	6,714	6,657	0.9%
Single Family Detached Units Permitted	December 2004	365	3,575	3,316	7.8%
Single Family Attached Units Permitted	December 2004	234	2,083	2,247	-7.3%
Multifamily Units Permitted	December 2004	32	1,056	1,094	-3.5%

Source: Loudoun County Department of Building and Development

New Nonresidential Construction					
	December 2004	303,898	3,778,455	3,215,165	17.5%
Office SF Permitted	December 2004	24,428	233,348	413,835	-43.6%
Flex/Industrial SF Permitted	December 2004	245,628	1,287,078	468,860	174.5%
Retail SF Permitted	December 2004	0	807,402	731,472	10.4%
Other SF Permitted	December 2004	33,842	1,450,627	1,600,998	-9.4%
Taxable SF Permitted	December 2004	284,768	2,910,138	1,823,871	59.6%
Nontaxable SF Permitted	December 2004	19,130	868,317	1,391,294	-37.6%
Total Value Nonresidential Construction	December 2004	\$16,180,895	\$415,610,386	\$325,625,725	27.6%
Value of New Buildings	December 2004	\$13,028,507	\$358,938,761	\$288,910,530	24.2%
Value of Alterations/Additions	December 2004	\$3,152,388	\$56,671,625	\$36,715,195	54.4%
Route 28 Taxing District SF Permitted	December 2004	231,668	1,170,476	675,848	73.2%
Value of Route 28 Permitted Construction	December 2004	\$5,699,410	\$66,557,657	\$39,772,576	67.3%

Source: Loudoun County Department of Building and Development

Housing Sales					
	September 2004	1,086	9,826	8,505	15.5%
Single Family Detached	September 2004	576	4,968	4,183	18.8%
Single Family Attached	September 2004	358	3,549	3,403	4.3%
Condominium	September 2004	152	1,309	919	42.4%

Source: Loudoun County Department of Financial Services

Washington Dulles International Airport					
Total Passengers	October 2004	2,418,872	18,414,360	14,139,707	30.2%
International Passengers	October 2004	402,125	3,709,714	3,180,497	16.6%
Total Freight (metric tonnes)	October 2004	27,988	254,127	237,176	7.1%

Source: Metropolitan Washington Airports Authority

Taxable Sales (000s)	3rd Quarter 2004	\$811,780	\$2,541,008	\$2,242,372	13.3%
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Source: Virginia Department of Taxation

* Percent change calculated using current year-to-date and last year-to-date.

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January 2005

	Reporting Period	Current Period	Last Period	Same Period Previous Year	Percent Change*
Average Housing Prices	September 2004	\$466,951	\$462,452	\$372,129	25.5%
Single Family Detached	September 2004	\$579,940	\$582,481	\$479,898	20.8%
Single Family Attached	September 2004	\$373,786	\$370,094	\$305,612	22.3%
Condominium	September 2004	\$258,206	\$257,010	\$201,659	28.0%

Source: Loudoun County Financial Services

At Place Employment					
Employees	2nd Quarter 2004	112,189	108,125	104,514	7.3%
New Jobs (over previous quarter)	2nd Quarter 2004	4,064			
Establishments	2nd Quarter 2004	6,144	6,037	5,637	9.0%
New Businesses (over previous quarter)	2nd Quarter 2004	107			
Gross Wages (millions)	2nd Quarter 2004	\$1,349	\$1,376	\$1,255	7.5%

Source: Virginia Employment Commission

Consumer Price Index					
Washington-Baltimore DC/MD/VA (1996=100)	November 2004	120.9	120.8	116.7	3.6%
US-All Urban Consumers (1982-84=100)	November 2004	191.0	190.9	184.5	3.5%

Source: US Bureau of Labor Statistics

Civilian Labor Force					
Loudoun County	November 2004	122,652	122,815	119,699	2.5%
Northern Virginia	November 2004	1,335,150	1,336,581	1,298,346	2.8%

Source: Virginia Employment Commission

Unemployment Rate					
Loudoun County	November 2004	1.7	1.7	2.5	-32.0%
Northern Virginia	November 2004	1.9	1.9	2.3	-17.4%
Virginia	November 2004	3.1	3.2	3.6	-13.9%
United States	November 2004	5.2	5.1	5.6	-7.1%

Source: Virginia Employment Commission

Washington Economic Index					
Leading Index (1987=100)	September 2004	111.6	111.9	109.0	2.4%
Current Index (1987=100)	September 2004	113.1	114.7	101.0	12.0%

Source: Center for Regional Analysis

Non-Residential Vacancy					
Total	4th Quarter 2004	14.6%	15.4%	17.8%	-18.0%
Office	4th Quarter 2004	12.8%	13.4%	16.7%	-23.4%
Flex	4th Quarter 2004	23.9%	25.3%	29.0%	-17.6%
Industrial	4th Quarter 2004	8.0%	8.4%	8.3%	-3.6%

Source: Realty Information Group

* Percent change calculated using current period and same period previous year.